



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Authorize City Manager to Execute Agreement with Lodi Unified School District (LUSD) for Land Exchange and Street Improvements at Thayer Ranch Subdivision

MEETING DATE: May 19, 1999

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council authorize the City Manager to execute an agreement with LUSD for land exchange and street improvements for the future joint school/park site at Thayer Ranch subdivision.

BACKGROUND INFORMATION: In 1996, the City purchased 1.49 acres within the proposed Thayer Ranch development for a future joint-use school/park site (Exhibit A, Area 3). Since then, the District has acquired the rest of the parcels and has budgeted funds to improve the site in conjunction with the adjacent subdivisions. City and LUSD staff have met and have proposed to exchange Area 4 (0.47 acre net), which is owned by LUSD, with part of Area 3 (0.76 acre net), which is owned by the City (see Exhibit B). The exchange will reconfigure both the school site and the future neighborhood park site into more conventional rectangular parcels for better facility planning and long-term use. The land exchange agreement will also provide for the developers of the Richards Ranch and Thayer Ranch projects to install the entire school site street frontage improvements on Bluejay Way and Culbertson Drive at one time.

The agreement will provide for the exchange of the property between the City and LUSD, and LUSD will compensate the City for the difference in land cost (\$51,272.24) based on gross acreage at the purchased price. As part of the improvement agreements between the City and the developers, the City will pay for the school site frontage improvements cost, and will be reimbursed by LUSD. We will also install the park frontage improvements on Culbertson Drive at that time through the subdivision improvement agreement. Appropriations will be requested at that time.

FUNDING: Parks and Recreation Development Impact Mitigation Fees

Land Exchange Cost	(\$ 51,272)
LUSD Frontage Improvement Cost	\$233,300 - to be reimbursed by LUSD
Park Frontage Improvement Cost	\$ 30,000

Lyman Chang

Richard C. Prima, Jr.
Richard C. Prima, Jr.
Public Works Director

Prepared by Lyman Chang, Associate Civil Engineer

RCP/LC/lm

Attachments

cc: Senior Civil Engineer – Development Services
LUSD Facilities and Planning, Mamie Starr
Parks and Recreation Director

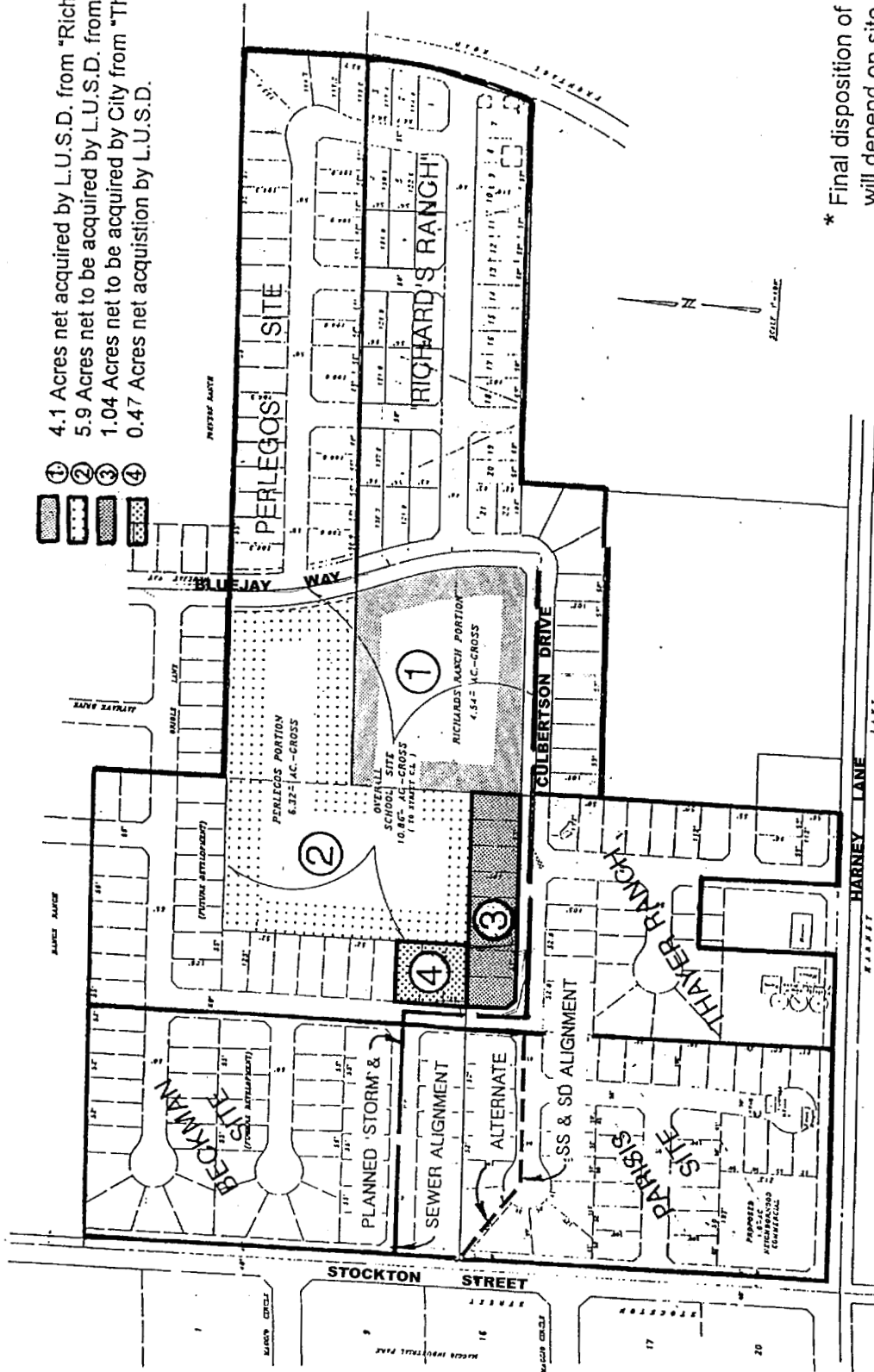
APPROVED:

Janet S. Katter for DF
H. Dixon Flynn -- City Manager

EXHIBIT A

SCHOOL/PARK SITE

- ① 4.1 Acres net acquired by L.U.S.D. from "Richard's Ranch".
- ② 5.9 Acres net to be acquired by L.U.S.D. from Perlegos.
- ③ 1.04 Acres net to be acquired by City from "Thayer Ranch".
- ④ 0.47 Acres net acquisition by L.U.S.D.



* Final disposition of property will depend on site plan and Joint Use Agreement.

PREPARED BY

DATE	7/1/77
BY	JLH
CHECKED BY	
DATE	

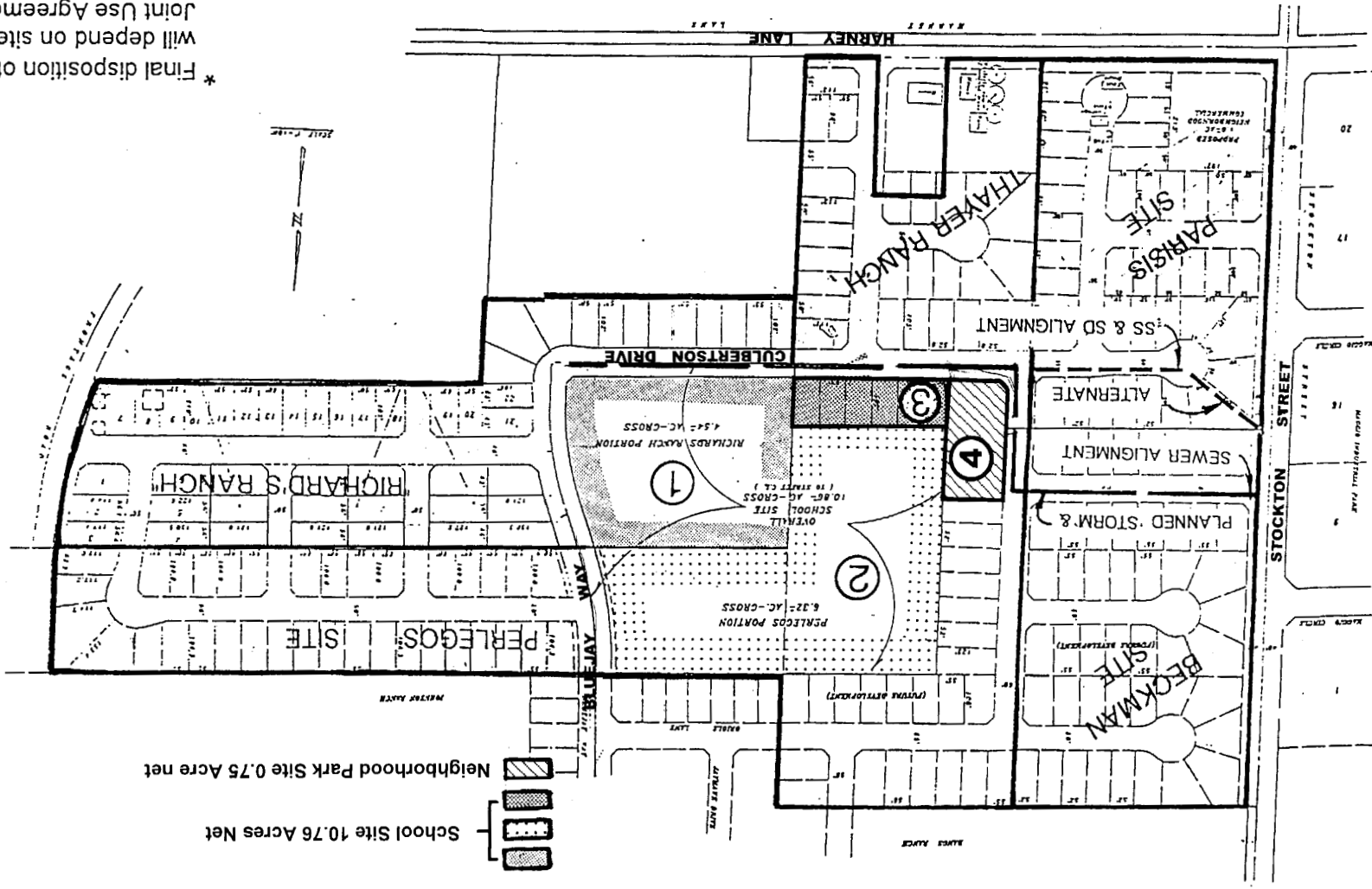
BAUMBACH & PIAZZA
CIVIL ENGINEERS
202 W. 10TH ST. SUITE 200
DENVER, CO 80202

PARK AND SCHOOL PARCELS
EXHIBIT
"RICHARDS RANCH"

DATE 7/1/77
BY JLH
CHECKED BY
DATE

SCHOOL/PARK SITE

- School Site 10.76 Acres Net
- Neighborhood Park Site 0.75 Acre net



* Final disposition of property will depend on site plan and Joint Use Agreement.

CITY COUNCIL

KEITH LAND, Mayor
STEPHEN J. MANN
Mayor Pro Tempore
SUSAN HITCHCOCK
ALAN S. NAKANISHI
PHILLIP A. PENNINO

CITY OF LODI

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P.O. BOX 3006
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May 13, 1999

H. DIXON FLYNN
City Manager
ALICE M. REIMCHE
City Clerk
RANDALL A. HAYS
City Attorney

Mamie Starr, Administrative Director
Facilities and Planning Dept.
Lodi Unified School District
1305 E Vine St.
Lodi, CA 95240

SUBJECT: Authorize City Manager to Execute Agreement with Lodi Unified
School District (LUSD) for Land Exchange and Street Improvements at
Thayer Ranch Subdivision

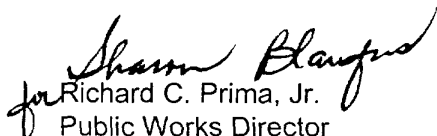
Enclosed is a copy of background information on an item on the City Council
agenda of Wednesday, May 19, 1999. The meeting will be held at 7 p.m. in the
City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a
Council Member requests discussion. The public is given an opportunity to address
items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council,
City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the
mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's
card (available at the Carnegie Forum immediately prior to the start of the meeting) and
give it to the City Clerk. If you have any questions about communicating with the
Council, please contact Alice Reimche, City Clerk, at 333-6702.

If you have any questions about the item itself, please call Lyman Chang at 333-6800,
ext. 665.


for Richard C. Prima, Jr.
Public Works Director

RCP/lm

Enclosure

cc: City Clerk ✓